

PLANNING COMMISSION REGULAR MEETING MINUTES
Community Center
1808 Main Street, Lake Stevens
Wednesday, December 4, 2013

CALL TO ORDER: 7: 00 pm by Chair Huxford

MEMBERS PRESENT: Chair Janice Huxford, Vice-Chair Gary Petershagen, Pam Barnett, Tom Matlack, Jennifer Davis and Sammie Thurber

MEMBERS ABSENT: Linda Hoult

STAFF PRESENT: Planning Director Rebecca Ableman, Senior Planner Russ Wright and Planning/Public Works Coordinator Georgine Rosson

OTHERS PRESENT: Chair Huxford welcomed the following members of the public:

Mirza Advic, Bill Barnett, Tom Garcia, and Donvian DeMar

Excused Absence: Commissioner Barnett motioned to excuse Commissioner Hoult, Vice-Chair Petershagen second, motion passed 6-0-0-1.

Guest Business: None

Action Items:

Approval of Minutes from November 6, 2013: Vice-Chair Petershagen motioned to approve minutes, Commissioner Barnett second, motion passed 6-0-0-1.

Discussion Items:

Staff Presentation: I-502 Marijuana Regulations (LUA2013-0096) Briefing - Senior Planner Russ Wright

Senior Planner Wright described how other jurisdictions are interpreting I-502, including protected areas, and how the 1,000-foot buffer is being applied. The City has three main areas that may be eligible for production, processing or sales of marijuana.

1. The first area is the northeastern corner of the city in the main industrial area, which would allow manufacturing, processing, and retail.
2. The second area is near the intersection of SR-9 and 20th Street SE, in the 20th St SE Corridor subarea. This area includes Commercial District, Neighborhood Business and Business District zonings.
3. The third area is in the Lake Stevens Center near Safeway. This area has a mix of zoning designations, including Commercial District, Mixed-Use Neighborhood and Public/Semi-Public.

Staff discussed a variety of zoning options and specific regulatory elements that is considering including business licensing, appropriate zones, indoor operations, application of current municipal requirements, etc. Planner Wright presented four implementation options.

1. Adopting permanent regulations
2. Adopt interim regulations to analyze impacts.
3. Limit the size of facilities.
4. Limiting zones

Staff also described how when the city developed the subarea plans, marijuana production and sales were not a use the city envisioned – these land uses may not fit the vision for some zones within the subarea. Staff discussed not allowing marijuana uses in the Neighborhood Business and Business District zones. Finally, staff indicated that it would be participating in a roundtable discussion with neighboring jurisdictions related to different implementation approaches.

Commissioners asked questions related to size of facilities/production statewide, ability to limit local facility sizes, direct prohibitions, the status of the Centennial Trail, approaches of other cities, operations outside city limits that may affect the city, number of people interested in operating a marijuana facility and potential locations, mitigation to surrounding areas, potential crime and security, and tax revenue. Chair Huxford allowed a few comments from the audience, but reminded them that this meeting is not an open public forum. She encouraged audience members to attend the public hearing.

Staff requested the Commission recommend an option(s) for discussion with City Council. Commissioners asked if prohibition or extending the moratorium were options. Director Ableman responded these could be options. Council would have to assess a permanent ban. To extend the moratorium, the city would need to demonstrate a specific justification. Chair Huxford was reluctant to recommend interim regulations; she felt the city needs a firm approach to marijuana regulations. Ms. Ableman responded that interim regulations allow the city a “test period” to see if new regulations will work, or if changes are necessary. Chair Huxford asked for a motion to recommend consideration by City Council of the four options presented by staff along with options discussed tonight by commissioners. Commissioner Davis made the motion and Commissioner Thurber seconded. Motion passed 6-0-0-1.

Planning Director Ableman stated that the Commissioners would receive a packet the week before the public hearing. Commissioner Matlack asked if there would be “minutes” available from the inter-jurisdictional meeting. Planner Wright indicated a summary would be available.

Commissioner Reports:

Commissioner Matlack mentioned the Dickens Fair this weekend.

Planning Director's Report:

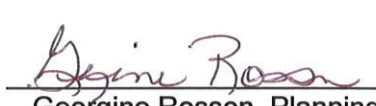
Boat Launch Maintenance: Planning Director Ableman talked with Mick Monken, Public Works Director, he stated the boat launch is on the list of maintenance needs, and it may be a candidate for a grant. Part of the issue is the way the launch was constructed; it is a constant maintenance issue.

Update on 2013 Comprehensive Plan Docket: The final public hearing on the 2013 docket is Monday night. Next year's docket is expected to be completed earlier in the year in order to spend more time on the 2015 Comprehensive Plan update. The 2015 update may include some videos, review of the City's vision statement, and possibly workshops held prior to regular meetings.

Adjourn. Commissioner Barnet motioned to adjourn at 8:00 p.m., Commissioner Thurber second, motion passed. 6-0-0-1.



Janice Huxford, Chair



Georgine Rosson, Planning/Public
Works Coordinator